

## MAJOR SUBDIVISION APPROVAL CHECKLIST

**Definition:** A major subdivision exceeds the threshold requirements as defined for a minor subdivision established in 7.c.1.b. A major subdivision shall contain new roads or changes to existing roads or; create lots that do not front directly on or have legal access to an existing publicly or privately paved and maintained road or street or; encompasses more than twenty-five (25) acres and contains more than fifty (50) lots or; a combination of these requirements.

**Project Name:** \_\_\_\_\_

**# of Copies Submitted:** \_\_\_\_\_

**Project Number:** \_\_\_\_\_

**Date Submitted:** \_\_\_\_\_

**Project Location:** \_\_\_\_\_

**Dates of Correspondence:** \_\_\_\_\_

**Tax Map #:** \_\_\_\_\_

**Date Certified Complete:** \_\_\_\_\_

**Developer/Engineer:** \_\_\_\_\_

	<u>Item</u>	<u>Submitted</u>	<u>Comments</u>
a.	Name and address of owner:	_____	_____
b.	Name and address of applicant:	_____	_____
c.	Proposed title of project:	_____	_____
d.	Title of project or completed subdivision and phase number:	_____	_____
e.	Name, signature, license number, seal and address of engineer, land surveyor, architect, planner, and/or landscape architect involved in preparation of subdivision plat:	_____	_____
f.	Title block:	_____	_____
g.	Tax map sheet number for property:	_____	_____
h.	Street address:	_____	_____
i.	Location map (scale of 1,200':1") showing location of tract with reference to surrounding properties, streets, municipal and county boundaries:	_____	_____
j.	North arrow (should be in top left corner):	_____	_____
k.	Numeric scale (not smaller than 100':1"):	_____	_____
l.	Graphic scale (not smaller than 100':1"):	_____	_____
m.	Signature blocks and state registration number (if applicable):		
	Planning Director:	_____	_____
	Zoning Administrator:	_____	_____
	City or County Engineer:	_____	_____
	Project Engineer:	_____	_____
	Project Land Surveyor:	_____	_____
	Owner of Project:	_____	_____
n.	Sheet size for minor subdivision not larger than 24" x 36":	_____	_____
o.	Acreage of tract (nearest 1/10 of acre):	_____	_____
p.	Total Lots:	_____	_____
q.	Number of lots:	_____	_____
r.	Minimum Lot size:	_____	_____
s.	Date of original plan/revisions:	_____	_____

t. Current and/or requested zoning including:

Typical lot area: \_\_\_\_\_

Width/depth: \_\_\_\_\_

Yard setbacks: \_\_\_\_\_

Building Coverage: \_\_\_\_\_

Open Space: \_\_\_\_\_

Buffer and landscape areas w/ description of plantings/material: \_\_\_\_\_

Location of saved trees outside buildable area: \_\_\_\_\_

Parking: \_\_\_\_\_

u. Meets and bounds description: \_\_\_\_\_

*Meets and bounds description shall meet the standards in the  
South Carolina Land Surveying Regulations in Chapter 49,  
Article 4, Section 460.*

v. Certification by Registered Land Surveyor: \_\_\_\_\_

*"I hereby state that to the best of my knowledge, information, and belief, the survey shown hereon was made  
in accordance with the Minimum Standards Manual for the Practice of Land Surveying in South Carolina, and  
meets or exceeds the requirements for a Class \_\_\_\_ survey as specified therein."*

w. All proposed lot lines and area of lots in sq. ft.: \_\_\_\_\_

x. All lot lines w/ dimensions to nearest 1/100th foot and bearing to  
the minute: \_\_\_\_\_

y. Block letters and lot numbers in consecutive order: \_\_\_\_\_

z. Minimum building setback line as per zoning district  
requirements: \_\_\_\_\_

aa. Copy and/or delineation of existing/proposed deed  
restrictions/covenants: \_\_\_\_\_

bb. All existing water courses (w/in 200 ft. of property): \_\_\_\_\_

cc. Flood plains (w/in 200 ft. of property): \_\_\_\_\_

dd. Wetlands or other environmentally sensitive areas (w/in 200 ft.  
of site): \_\_\_\_\_

ee. Detailed utility infrastructure plans (sanitary  
sewer/water/Stormwater/telephone/electric/cable TV): \_\_\_\_\_

ff. Contour lines: \_\_\_\_\_

gg. All on-site easements: \_\_\_\_\_

Railroads: \_\_\_\_\_

Utility transmission lines: \_\_\_\_\_

Culverts: \_\_\_\_\_

Bridges: \_\_\_\_\_

Storm drainage ditches: \_\_\_\_\_

Wooded areas: \_\_\_\_\_

Noise/accident potential zones around Shaw AFB and/or Sumter  
Airport: \_\_\_\_\_

hh. Traffic study: \_\_\_\_\_

ii. Location of all existing/proposed fire hydrants: \_\_\_\_\_

- jj. Location of proposed dumpsters and screening (if applicable): \_\_\_\_\_
- kk. Parks w/ conditions governing use: \_\_\_\_\_
- ll. School sites w/ conditions governing use: \_\_\_\_\_
- mm. Other areas designated for public use w/ conditions governing use: \_\_\_\_\_
- nn. Correct street names & addresses for all lots and parcels in accordance w/ naming and numbering requirements of the Assessor's Office: \_\_\_\_\_
- oo. Statement acknowledging the presence of Noise and/or Accident Potential Zone Delineation for Shaw AFB and/or the Sumter Airport with the following statement stamped on Final Plat: \_\_\_\_\_

*"This Subdivision lies (wholly) or (partially) within a designated APZ and/or Noise Zone and is subject to the additional development requirements imposed by the Sumter City-County Zoning Ordinance"*

- pp. Performance and/or Maintenance Guarantees as applicable: \_\_\_\_\_